

DEVELOPMENT REVIEW COMMITTEE – June 1, 2021
CONDITIONS OF APPROVAL

800 Blossom Hill Road

Conditional Use Permit Application U-21-008

Requesting approval of a Conditional Use Permit to allow alcohol service associated with dining services at an existing senior residential community (The Terraces) on property zoned RM: 12-20:PD. APN 523-05-001.

PROPERTY OWNER: HumanGood Norcal, Bethany Ghassemi

APPLICANT: HumanGood Norcal, c/o Rawlings Consulting, Steve Rawlings

TO THE SATISFACTION OF THE DIRECTOR OF COMMUNITY DEVELOPMENT:

Planning Division

1. **APPROVAL:** This application shall be completed in accordance with all of the conditions of approval and in substantial compliance with the approved plans. Any changes or modifications to the approved plans shall be approved by the Community Development Director, DRC or the Planning Commission depending on the scope of the changes.
2. **EXPIRATION:** The approval will expire two years from the approval date pursuant to Section 29.20.320 of the Town Code, unless the approval has been vested.
3. **LAPSE FOR DISCONTINUANCE:** If the activity for which the Conditional Use Permit has been granted is discontinued for a period of one (1) year, the approval lapses pursuant to Section 29.20.340 of the Zoning Ordinance.
4. **USE:** Alcohol service associated with dining services at an existing senior residential community (Planned Development Ordinance 2205).
5. **HOURS OF OPERATION:** The hours of operation shall be limited to 8:00 a.m. to 10:00 p.m., seven days a week.
6. **TOWN INDEMNITY:** Applicants are notified that Town Code Section 1.10.115 requires that any applicant who receives a permit or entitlement from the Town shall defend, indemnify, and hold harmless the Town and its officials in any action brought by a third party to overturn, set aside, or void the permit or entitlement. This requirement is a condition of approval of all such permits and entitlements whether or not expressly set forth in the approval, and may be secured to the satisfaction of the Town Attorney.
7. **COMPLIANCE MEMORANDUM:** A memorandum, in compliance with standard Town practice, shall be prepared and submitted with any required building permit detailing how the conditions of approval will be addressed.